

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY MARCH 24, 1999
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Sally Gingras, Vice-Chairman
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member
Eric Adams, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member (arrived at 9:05 a.m.)
Billy Van Pelt, Alternate Member
John C. Randolph, Town Attorney
Harry Ackerman, Assistant Building Official
Paul Castro, Zoning Administrator
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

Chairman Schuler welcomed Mr. Adams as a Regular Commission Member and Mr. Van Pelt as an Alternate Commission Member. He said the Town Council elected Mr. Adams and Mr. Van Pelt to their positions at their last meeting.

Mr. Schuler announced that Mr. Bell will leave the meeting at 10:30 a.m. and that his absence will be excused.

III. ELECTION OF OFFICERS

**MOTION BY MR. DEZIEL TO NOMINATE JOHN SCHULER AS CHAIRMAN
AND SALLY GINGRAS AS VICE CHAIRMAN.
MOTION SECONDED BY MRS. KINSELLA.**

**MOTION BY MR. ADAMS TO CLOSE THE NOMINATIONS.
MOTION SECONDED BY MRS. KINSELLA.**

BOTH MOTIONS CARRIED UNANIMOUSLY.

**IV. APPROVAL OF THE MINUTES FROM THE FEBRUARY 24, 1999
MEETING.**

Mrs. Kinsella stated that the landscape architect did not consult with her regarding the project as stated in the motion for item #A5-99 on page 18 of the meeting minutes.

Mr. Randolph said the minutes would only reflect what happened at the meeting and if something that was ordered by the board has not occurred, Mr. Frank should follow up and report back to her.

**MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

V. SWEARING IN OF PERSONS TESTIFYING
Persons testifying were sworn in at this time and periodically throughout the meeting.

VI. CONSENT AGENDA

Mr. Frank recommended deferring consent agenda items #2 and #3 until the afternoon session as he has received comments from some of the Commission Members regarding these items.

1. 710 Island Drive, County Road Corporation, SKA Architects, request extension for previously approved demolition and construction of a new residence.

**MOTION BY MRS. KINSELLA TO APPROVE CONSENT AGENDA ITEM #1.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

2. 446 Brazilian Avenue, Brazilian Associates, Lang Architectural Group, exterior window, garage door and railing revisions.
3. 306/314 Chilian Avenue, Zack Ciomek, Pandula Architects, roof material change to brown "S" altousa clay tile.

MOTION BY MRS. KINSELLA TO DEFER THE CONSENT AGENDA ITEMS NUMBER 2 AND 3 TO THE END OF THE MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank presented an example of a Hurd window and said it is a new product that does not have true divided lites, they have one pane of glass and are hurricane rated. He said this window is under consideration by the Landmark Commission for a landmarked house.

VII. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B2-99 New Residence

Applicant: Addison Construction
Address: 244 Via Las Brisas
Architect: Phoenix Architects
Project Description: New two-story residence.

This project was deferred from the January meeting.

There were no ex-parte communications for this project.

Court Reporter Jane Pastore was present to transcribe the proceedings at the request of Attorney James Brindell.

Architect Lynn McColl said the second floor is 80' away from the street, the project's mass was reduced and the roof pitch was lowered to 5/12. She said the calculations of the project have not changed from last month's presentation. The wall and the hedge at North Lake Way will remain and it will be maintained in accordance with the subdivision agreement. The wall

and hedge will completely hide the garage doors from North Lake Way. She had the CCR, square footage calculations and street scape drawings for the neighborhood available. She proposed two architectural styles for the same floor plan, one she described as a contemporary with French eclectic influences and the other a Mediterranean style. The roof was lowered from an 8/12 to a 5/12 pitch with a plate height of 21'8" and 22' and the roof will have full clay barrel tile.

Mrs. Gingras asked to have the roof pitch lowered on the east side. She felt that the east elevation will still have an impact on North Lake Way as it only 30' away and it is still a side elevation. She was reluctant to see a Mediterranean style, but felt the eclectic Mediterranean proposal was truer to the floor plan.

Mr. Bell felt the Mediterranean style proposal was an improvement.

Mr. Deziel thanked Ms. McColl for going back and working on this project and for her kind disposition in her presentation style, but he felt the proposal was not Palm Beach architecture.

Mrs. Frost-Golino commended the architect for the street scape and many of the items created for the presentation. She agreed that by putting a different facade on the same floor plan would not work, but the proposed floor plan would be more successful with the Mediterranean style. She said that by lowering the roof pitch would not affect the mass calculations, which was correctly noted on the architects calculation sheets. If the roof will have full barrel clay material, it should have a 4/12 pitch which is more traditional for the Mediterranean style. The front entrance has been improved, much less grand and more in keeping with what is there. She was troubled by the garages, but was willing to accept them as there is a wall to screen them from the street. She said that if they are committed to this plan and are not willing to reduce the mass, which was asked of them, then the roof pitch should be reduced and everything possible should be done to totally screen this house from North Lake Way with landscaping and a deed restriction should be recorded so that it will not be seen from North Lake Way. She suggested making the pergola flat across the top as it looks like framing that is not finished.

Mr. Wideman said that extra landscaping is not the answer to massing.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE MEDITERRANEAN STYLE WITH A ROOF PITCH OF 4/12, COME BACK WITH A LANDSCAPE PLAN, AND HAVE A DEED RESTRICTION RECORDED TO HAVE ADDITIONAL LARGE TREES PLANTED ALONG NORTH LAKE WAY. MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MR. BELL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MR. DEZIEL	NO
MRS. FROST-GOLINO	NO
MR. ADAMS	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

Mr. Randolph asked if the deed restriction is to fully screen the elevation from North Lake Way and come back with a landscape plan. Mr. Bell and Mrs. Kinsella said that was their intention in the motion.

B3-99 New Residence

Applicant:	Mr. and Mrs. Robert Krakoff
Address:	200 Emerald Lane
Architect:	SGA Architects
Project Description:	New two-story residence

This project was deferred from the January meeting.

Architect Thomas Kirchhoff, as the new architect of record, requested a deferral to the April meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B4-99 New Residence

Applicant: Malasky Homes
Address: 530 South Ocean Blvd.
Architect: Steven Bruh
Project Description: New two-story residence.

This project was deferred from the January meeting.

Mrs. Gingras said they spoke with Mr. Pandula about the project.

Attorney Ron Kolins addressed the Commission and said that Mr. Pandula will be assisting Mr. Bruh with the project.

Architect Eugene Pandula said the project is close to what was previously presented, but it has been changed. He said the square footage of the building was reduced by about 10% which is about 1,000 square feet. The side yard set backs were increased from 15' to 17' on each side with the exception of two 21' long portions which will read as "T" wings from the front elevations. He said that about 5,600 cubic feet have been cut out of the building by playing with the roof masses. He said the detailing was simplified and the style is Georgian/Colonial with a flat clay or a terra cotta color roof tile.

Mrs. Frost-Golino said it was appreciated that the square footage was taken out of the house and put into the pavilion which also helped the style. She said it still appears to be large from the front elevation and that two story columns tend to appear larger.

Mr. Kolins said the neighbor's set back is the minimum, the driveway will run in the setback area and there will be a retaining wall running along the property line which will screen this area from the neighbor.

Mrs. Frost-Golino said the retaining wall will be holding back the neighbor's dirt.

Mrs. Gingras stated that the presentation is at 3/16" scale and it should be 1/4" scale which makes a big difference to the Commission. She wanted to see some variation within the 67' span on the north elevation.

Mr. Pandula stated that the CCR went from 5.3 to 5.05 and that includes the 500 square foot pavilion

Mr. Deziel said the house is basically a full two story house on a 100' wide lot, it is too massive and the numbers prove it is overbearing. He asked for the details of the soffit/fascia area and the stucco details.

Mr. Bell said the front of the house is a lovely design, but the sides should be improved by carrying the theme around. He felt that a 1/4" scale presentation would show the project at 25% larger than what was presented at this meeting.

Mrs. Kinsella said that this will be the third house in the immediate area with pillars.

Mr. Adams was concerned that there will be only three feet in which to create landscaping on the north property line.

Dr. Rosenberg said the architectural changes have been improved, but he felt that the north wall and driveway will be concrete facing concrete with the neighbor's wall and driveway.

Mr. Kolins was concerned about the approach the Commission was taking in terms of size and mass. He said it is contrary to the code to count the basement in the total square footage, and contrary to the spirit of what ARCOM is supposed to be doing. He felt they are to look at what is visual and decide if it's good enough, nice enough, and big enough or small enough to go in the Town of Palm Beach. The basement is not seen and therefore should not be counted. He said that the Buffett house should be excluded from the comparisons.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE APRIL MEETING FOR FURTHER REVIEW, THAT THE PROJECT MEET THE TOWN'S TECHNICAL COMPLIANCE REQUIREMENTS WITH RESPECT TO THE SCALE THAT IS REQUIRED, THAT THE APPLICANT REVIEW THE SIZE AND THE MASS OF THE PROJECT, AND IT WAS ASKED THAT THE APPLICANT TO LOOK AT THIS PROJECT FROM ARCOM'S POINT OF VIEW AS THIS PROJECT IS 1,700 SQUARE FEET BIGGER THAN THE AVERAGE SIZE HOME IN THE NEIGHBORHOOD.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B5-99 Addition

Applicant: Mr. and Mrs. Thomas P. Turchan
Address: 211 Eden Road
Architect: SKA Architect
Project Description: Addition on first and second floors

This project was deferred from the January meeting.

Architect Pat Seagrasves asked for a project deferral.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B5-99 Addition

Applicant: Mr. and Mrs. Thomas P. Turchan
Address: 211 Eden Road
Architect: SKA Architect
Project Description: Addition on first and second floors

This project was deferred from the January and February meetings.

Mr. Frank said the architect asked for a project deferral as it may need a variance.

Mr. Deziel said that if a project changes enough to require a variance, they should get a new ARCOM notice.

Mr. Randolph said it is a fine line to determine what is enough of a change. He said staff would make a determination if there is sufficient change that it is no longer the same project, then additional notice should go out.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B6-99 New Residence

Applicant: Harry J. Brown
Address: 130 Peruvian
Architect: SKA Architect
Project Description: New two-story residence.

Please note: there is an existing house on the lot and proper advertising will be sent to the neighbors when the architect requests the demolition.

This project was deferred from the January and February meetings.

Tim Frank stated that this project has required a variance from the beginning and the architect has requested a deferral to complete the variance process.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B7-99 New Residence

Applicant: Mr. Hamlin Beattie
Address: 252 Kenlyn Lane

Architect: Robert Bell
Project Description: New two-story residence.

This project was deferred from the January and February meetings.

The architect requests deferral to the April meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B8-99 Addition and Remodel

Applicant: Patricia McGinty Gallagher
Address: 312 Cherry Lane
Architect: Stephan Yeckes
Project Description: Remodel residence to include extending kitchen and master bedrooms, remodel entry and enclose an existing carport.

This project was deferred from the meeting as it required a variance.

Architect Steven Yeckes presented pictures of the existing house and the neighborhood. He said the house is a mixed California style and the project will add a master bedroom suite, a garage and extend the kitchen. The greenspace will be increased with a revised driveway layout. The front entry porch will be enclosed bringing the entry door and the two columns forward on the lot. He said the house has no pure style, so it is difficult to do anything to it without going away from what it is and not go too far.

The Commission commended Mr. Yeckes for increasing the greenspace.

Mrs. Gingras said she felt that it could be dressed up somewhat without putting an elaborate entry on it.

Mr. Schuler felt the windows in the front of the house were out of proportion.

Mr. Wideman said he felt the proposal should be commended in terms of greenspace and in terms of not trying to "make a silk purse out of a sow's ear" and to knit-pick the project would be wrong.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. FROST-GOLINO.**

ROLL CALL:

MR. WIDEMAN	YES
MRS. FROST-GOLINO	YES
MRS. GINGRAS	NO
MRS. KINSELLA	NO
MR. DEZIEL	YES
MR. ADAMS	YES
MR. SCHULER	NO

MOTION CARRIED 4-3.

B10-99 New Residence

Applicant:	Addison Construction
Address:	242 Via Las Brisas
Architect:	Phoenix Architects
Project Description:	New two-story residence in an eclectic Italian renaissance style.

There were no ex-parte communications regarding this project.

Court Reporter Jane Pastore was present to transcribe the proceedings at the request of Attorney James Brindell.

Architect Lynn McColl presented elevation drawings of the proposed project. She said the hardscape has been reduced which brought the landscaping up to 50%. A bowed arch was added over the front entry and a full barrel clay tile will be used on the roof. The balustrade was removed, wrought iron was added and the opening was widened above the front entry. She provided an alternate drawing of the front entry which showed elements less detailed. She said they would like to keep the front loading one car garage at the front of the house. The three car garage on the side was moved 3'8" closer to the property line to break up the long side elevation.

She provided an overlay drawing of a wall and landscaping along the front of the house which would shield the garage from the street. She said they would be willing to sign a restrictive covenant stating the wall and landscaping would remain.

Mrs. Gingras said it is in keeping with the development, but there are still too many roof forms on the west elevation and the traditional proportion of the details are blown up which makes the house look massive. She said the height of the molding at 12" is too deep and it should be simplified.

Mrs. Frost-Golino said that almost every other house in the development have the garages located at the front of the house and there is a problem of a cookie cutter design, and the long narrow canyon between the homes. She felt the front entry and some of the details were changed for the better, but there has been no compliance about the garages in the front. She felt there is too much similarity of design as the building form is apparent in the development and it doesn't make sense to make an exception for this development.

Dr. Rosenberg read a portion of the ARCOM ordinance relating to the similar/dissimilar criteria and agreed that the Phipps Estates should be not be an exception to the Town's ordinance.

Mr. Schuler said that Mr. Swanson said that they would propose different styles of architecture for the project, but in reality that has not happened.

Mr. Swanson said the lots are rectangles and there are only a few options when locating the garages. If the garage is placed on the back of the house, the entire house will be brought forward on the lot. He said the client wants the garages on the front of the house and he wants this proposed floor plan.

Mr. Deziel said that there have been other spec homes in town with rear loaded garages which have no problem selling.

Mr. Wideman said the Commission is asking to have the front loading garage removed.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING, COME BACK WITHOUT THE FRONT LOADING GARAGE AND CONSIDER A COURTYARD PLAN OR SOME OTHER RESTRUCTURING OF THE BASIC FLOOR PLAN.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B12-99 Elevator Enclosure

Applicant: ARH, Inc.
Address: 218 Royal Palm Way
Architect: Robert Bell
Project Description: New elevator enclosure and equipment room at covered entry area.

The architect requests deferral to the April meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B13-99 Demolition and New Residence

Applicant: Mr. and Mrs. Adam Gotbetter
Address: 260 Southland Road
Architect: Ames Design International
Project Description: Demolition and new residence

No one was present to represent this project.

Mr. Frank said he was contacted by two architects who stated they are being considered by the owners for either the replacement architect or to join the design team.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. KINSELLA.

The board secretary stated that at the last meeting the Commission decided that the applicant will need to re file the ARCOM application and pay a new fee which has not been done.

Mr. Frank said that maybe the better motion would be for removal from the agenda.

MR. WIDEMAN WITHDREW HIS MOTION FOR DEFERRAL AND MRS. KINSELLA WITHDREW HER SECOND TO THE MOTION.

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B14-99 Demolition and New Residence

Applicant: Mr. and Mrs. Patrick Guarini
Address: 248 Southland Road
Architect: Ames Design International
Project Description: Demolition and new residence

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B15-99 Addition

Applicant: Mr. And Mrs. Thomas Frankel
Address: 280 El Pueblo Way
Architect: SKA Architects
Project Description: Single one-story guest house addition and pool and patio addition.

There were no ex-parte communication disclosures announced.

Architect Patrick Seagraves passed out photos of the existing house and surrounding neighborhood. He said the project consists of a new pool and guest house. He said that a small shed on the rear of the property will be demolished. The new guest house will have french doors with impact resistant glass on the front and hurricane shutters will protect the windows on the rear.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED
AND APPROVE THE DEMOLITION OF THE EXISTING SHED BUILDING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B16-99 Additions

Applicant: Mr. William Pitt
Address: 320 Tangier Avenue
Architect: Bridges Marsh & Carmo
Project Description: Additions to existing residence and demolition of an existing two car garage to be replaced with a four-car garage.

Architect Craig Hollanquist presented a site plan of the proposed project. He said there is a non conforming garage which is proposed to be demolished and it will be replaced with a larger garage. The new garage will be side loading and will open onto a court yard. A new pergola will replace a canvas awning off of the master bedroom. A new front entry portico will be added and two simple windows will replace one large window on the second floor. The tower element was discussed and Mr. Hollanquist said that it is an elevator shaft which was given some height. He presented a preliminary landscaping plan.

Mr. Wideman felt the tower element did not belong on the house.

Mrs. Frost-Golino asked for a good landscape buffer in the area where the cars back out of the driveway.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B17-99 New Residence

Applicant: Anthony Solo
Address: Cayuga Estates plat #2 west ½ of lot 4 and lots 5&6. (Angler Avenue)

Architect: REG Architects
Project Description: New two story courtyard home.

There were no ex-parte communications regarding this project.

Architect Rick Gonzales presented the project and said that the concept is a 5,300 square foot courtyard style home with the massing at the rear of the property. There will be a small pool cabana and a cottage on the west side of the property. The house will be an "L" shaped design with three levels of roof. There will be a privacy wall at the front entry of the house. He said "Hurd" windows will be installed which are single panes, will have applied muntins and they are hurricane rated. The building will be pale yellow, the metal gates and the flat cement tile roofing material will be green and the stutters and the stucco detailing will be a light beige.

Tim Frank read a letter from Harrison Robertson who resides at 134 Seagate Avenue requesting that existing trees on the north property line be maintained. He read a letter from Adele V. Scholl, who resided at 209 Angler Avenue asking that the Commission consider the following requests: 1. the existing trees on the east side of the property remain, 2. that the chain link fence be repaired or replaced, 3. the maximum set back be required, 4. the elevation of the property be consistent with the other properties, 5. no second story outside balconies or decks be allowed and that the windows and doors be minimized on the east side of the house and 6. The garage and parking to be placed on the west side of the house.

Mr. Gonzales said that Mr. Solo met with three neighbors and discussed the project. Mr. Gonzales said that the chain link fence will be replaced with a masonry wall with quoins and gates.

Mrs. Gingras said that by looking at the CCR study the house looks oversized for the neighborhood, but looking at it graphically it doesn't. She felt it was a terrific looking house.

The Commission comments were that it was a handsome design, but too large for the neighborhood. The house is 40% larger than the next largest house in the neighborhood. It was the best job that could have been done to make a case for a house that is too big and too dissimilar. It's dissimilar in terms of the courtyard design and that a 5,000 square foot house on a 12,000 square foot lot is just too big. Possibly look at the roof area to reduce some of the CCR.

Mr. Frank said that is a good example of what the new code will approve allowing 4.0 CCR which is scheduled to go on line in May in the year 2000.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MRS. GINGRAS	YES
MR. ADAMS	YES
MRS. KINSELLA	NO
MR. DEZIEL	NO
MRS. FROST-GOLINO	NO
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION FAILED 3-4

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING AND TO REDUCE THE OVERALL SIZE OF THE PROJECT TO BE MORE IN LINE WITH THE OTHER HOUSES IN THE AREA.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B18-99 Demolition and Addition

Applicant:	R.H. Trust c/o Frank Lynch
Address:	104 Mediterranean Road, 1495 North Ocean Boulevard and vacant lot #11 in the Boca Raton Inlet Subdivision.
Architect:	Ralph T. Cantin
Project Description:	Demolish the structure at 104 Mediterranean Road and construct a new addition.

Mr. Frank said the attorney requested a deferral of the demolition to the April meeting and a deferral of the construction to the May meeting.

MOTION BY MRS. KINSELLA TO DEFER THE DEMOLITION REQUEST TO THE APRIL MEETING AND THE CONSTRUCTION PROJECT TO THE MAY MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Ms. Jennifer Beqaj who resides at 108 Mediterranean Road addressed the Commission regarding the construction of the two story staff quarters. She said her house will be surrounded

at a 90-degree angle by a two-story building with windows facing her back yard and for which they received a height variance. She said that Mr. Limbaugh has security cameras all around his property and she is very afraid they will lose their privacy.

Mr. Schuler suggested that she write a letter to the Town and include an illustration showing her house in relation to the proposed construction.

Mr. Castro said there are modifications to the proposal that will be reviewed by the Town Council.

B19-99 Addition

Applicant:	Golden Memories
Address:	265 Plantation Road
Engineer:	Joseph Laterza
Project Description:	Addition of a second floor to an existing residence.

Mr. Deziel, Mr. Schuler, Mrs. Kinsella and Mr. Adams said they spoke with the attorney.

Engineer Joseph Laterza introduced himself and said he was available for any technical questions the Commission may have.

Attorney Frank Chopin presented the project for his client's, Mr. and Mrs. Mulroney and said the second floor addition will add three bedrooms and three bathrooms to the existing house.

Mr. Frank read a letter from Patricia C. Morse requesting containment of the size of the addition.

Mr. Chopin handed Mr. Frank a letter from Stanton and Carol Anderson, who reside at 272 Southland Road which stated they were in favor of the proposed project.

Mrs. Gingras said she is usually not in favor of the "pop-up" addition, but since there are others in the neighborhood, it was not too objectionable.

Mrs. Frost-Golino felt the addition did not enhance the architecture.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

MR. DEZIEL	YES
MR. ADAMS	YES
MRS. GINGRAS	YES
MRS. KINSELLA	NO
MRS. FROST-GOLINO	NO
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 4-3.

B20-99 New Residence

Applicant:	Franklyn DeMarco
Address:	321 Brazilian Avenue
Architect:	Ginocchio and Spina
Project Description:	Changes to a previously approved new two story residence.

Mr. Frank said the project was denied by this Commission, it was overturned by the Town Council and ARCOM asked for some design modifications. Because of the way this project was configured on the site, and in response to ARCOM's request to include two additions on the front of the property to help break up the plane, the additions were moved beyond the line the Town Council basically said that they should adhere to for the set back. Because that drawing came one day before the last ARCOM meeting, staff was unable to accept the drawing. The additional square footage on the two appendages was added in addition to what was presented to the Town Council and it was moved farther forward. Staff believes this does not meet the intention of the Town Council approval and he asked the Commission to defer the project until the discrepancy can be straightened out. Mr. Frank said the architect of record has changed from Smith and Moore to Ginocchio and Spina.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

B21-99 Facade Changes

Applicant:	Worth Avenue Associates
Address:	150 Worth Avenue
Architect:	Lawrence Group
Project Description:	Modifications to existing Sak's Fifth Avenue facade.

There were no ex-parte communications.

Architect Rich Leja presented the project and said that the client wants to upgrade the facade by adding landscaping and lighting. The existing arches will be lined inside with precast concrete panels. The reveals around the arches will be lined with a simulated stone finish done in stucco. Medallions will be added between each arch and precast planters at the base of the arches. The aluminum balconies will be replaced with precast balustrades. He said they would like to put lights on the balconies behind the balustrade railings to illuminate the arches.

Some of the Commission Members felt that the project was a positive enhancement and others felt that more thought should be put into it and be more consistent with the rest of the Esplanade.

Architect Eugene Lawrence said that there are several architects including Mr. Portuendo who had some input with the design. He said they have a very tight schedule to make orders if they want to begin construction.

It was felt the arches were out of scale and by adding stone to them only highlighted the fact.

MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH ARTICLE III, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205, SUBSECTION C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Construction and Development Coordinator for the Goodman Company Don Jones stated that a deferral would not help. He said they have a very tight time window for construction in conjunction with the Neiman Marcus project across the street. He said they need approval today in order to begin construction this year.

Mr. Lawrence asked for a project deferral.

MR. DEZIEL WITHDREW HIS MOTION TO DENY THE PROJECT.

MRS. KINSELLA WITHDREW HER SECOND TO THE MOTION.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE MEETING.

**MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B22-99 Addition

Applicant: Gay Cinque
Address: 3 Golf Road
Architect: Eugene Fagan
Project Description: Add a one car garage to the property on the west side.

Attorney Ron Kolins said they are asking for two approvals on this application. He said they received a variance of 4'6" set back on the west side allowing for a one car garage on the property and they have placed the garage at 4'8" on the west side of the property.

Architect Eugene Fagan said that the project consists of a garage addition and a vaulted ceiling addition to a flat section of roof.

Note: the garage addition was the only item listed on the ARCOM application. The roof change was not discussed at this meeting as it was not advertised to the neighbors.

Mr. Wideman said it is evident that at one time there was a garage at the rear of the property entering from the alley. He suggested opening up the room where the garage used to be.

Mr. Kolins said no garage is there now, it is the play room and it is a main usable part of their house.

Mr. Schuler said the proposed garage is placed in the middle of the greenspace between Golf Road and the back of the play room.

Mr. Kolins said the purpose for the garage is to allow Mr. Cinque to park his car in an area where he can get out of the car and be under cover and get into the house.

Mr. Schuler suggested moving the garage back and line it up with the play room which would allow entry into the play room from the garage.

Mr. Kolins said that the light would be blocked off from the play room if the garage were moved closer to the play room. He said the proposed garage is set back 46' from the street and it would be difficult to back out of a very long narrow driveway.

Mr. Schuler said the windows would be best located on the west side of the play room to allow light to enter the room as there is no light coming from the south.

Mrs. Gay Cinque addressed the Commission and said that this is the only possible location for the garage on the lot. She said that by relocating the proposed garage she would lose three windows. She said it was a play room when she bought the house and not a garage.

Mrs. Gingras asked if the variance that was granted was specifically for the use as a garage, if not, she suggested turning the play room back into a garage.

Mrs. Cinque said that Mrs. Gingras' suggestion would affect the value and destroy the beauty of the house.

Mr. Schuler said if the proposed garage were turned into the play room and the play room turned back into a garage, it would allow access directly into the kitchen from the garage.

Mrs. Cinque said the best room in the house is the play room with the french doors she put in and tile floors.

Mrs. Frost-Golino suggested screening the garage door from the street and opening up the front entry into a driveway, which would also eliminate backing out of the driveway, or they could make a central court that turns into the garage. She said if Mrs. Cinque has to have the garage face the street, the Commission would require that the garage door be screened, which is what they usually do. She said it is a lovely house and that is why they are so concerned with changing what is there and making it more unattractive by seeing the garage door.

Mr. Fagan said they could install a wall with gates to conceal the garage doors.

Mr. Kolins said they are not willing to "stand this house on its head" and redesign where the rooms are, and do extraordinary renovation work to have a garage. There is nothing obtrusive about the garage as it is set back 46' away from the street. He said they would be willing to put in a set of gates that match the railings above the windows on the second floor and that is as far as they would be willing to go. They will not redo this house just to put the garage somewhere else.

It was suggested to leave the garage where it is, reconfigure the driveway and plant heavy landscaping to screen the doors from the street.

Mr. Schuler said the proposal was to screen off the current driveway, bring in the driveway in a center position creating a court yard, and have a side loaded garage.

Mrs. Frost-Golino said to have either a center entry or a circular driveway will screen the garage and leave the proposed garage where it is. She recommended deferring the project and study that as an option.

Mr. Kolins said the problem with the driveway reconfiguration would not be with getting a car in, but with getting a car out.

Mrs. Frost-Golino said what she is proposing would be much easier to maneuver a car.

Mr. Schuler said Mr. Fagan has 30 days to look this proposal over and he felt they could come up with a better plan.

Mr. Frank read a letter from Kenneth J. Douglas, who resides at 4 Golf Road. He stated that the town has granted a 4.6 foot side yard setback in lieu of the 15' minimum that is ordinarily required. The roof will overhang into the 4.6 side yard setback and asked that the overhang be as small as possible.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A65-98 ATM

Applicant: Fidelity Federal
Address: 245 Royal Poinciana Way
Architect: Glen P. Harris
Project Description: New ATM service

This project was deferred from the December, January and February meetings.

The architect requests removal from the agenda.

**MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE
AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

A6-99 Front Entry

Applicant: Mickey and Jody Weissman
Address: 122 Kings Road
Architect: Robert Henry
Project Description: New front entry

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MINOR PROJECTS

A8-99 Entry

Applicant: Norman and Homa Bahary
Address: 160 Kings Road
Architect: Robert Bell and Robert Kolany
Project Description: Changes to an entryway.

There were no ex-parte communications regarding this project.

Mr. Frank said this project was approved by ARCOM and upon inspection it was found that the project was not implemented in the way that it was approved by the Commission. Robert Bell was the architect at the time it was originally presented. He has agreed to be partially responsible for the project although Robert Kolany has been hired to work with the applicant.

Architect Robert Kolany introduced Architectural Consultant Tim Dart and said that he has been involved with this project.

Mr. Dart said the parapet or camel hump became higher as a result of making the opening more narrow at the entrance. He said the stone work around the front door and the side door was changed.

Chairman Schuler said that changes can't be made on a regular basis and then ask for approval after the fact.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. FROST-GOLINO.
MR. SCHULER AND MR. ADAMS OPPOSED.
MOTION CARRIED 5-2.**

CONSENT AGENDA continued

446 Brazilian Avenue, Brazilian Associates, Lang Architectural Group, exterior window, garage door and railing revisions.

Architect Don Lang said he met with Mr. Frank on several occasions regarding numerous project changes.

Much discussion took place regarding what changes were staff approved and what changes were done in the field without staff review.

Mr. Lang gave the Commission a list of the changes and the reasons for the changes that were made.

CHANGES MADE TO BUILDING	THE REASONS FOR THE CHANGES
Revised chimneys from the two arches.	To improve the proportions of the arches.
Revised front balcony and window to a french door.	Useable interior space, added a door to provided access to a balcony.
Revised front door style.	Different than adjacent unit, asymmetrical to achieve individual entryways.
Extended garage windows by 12".	To improve the proportion of the windows.
Revised garage doors from two to one single	to improve vehicular access.
Revised front balcony railing type.	To simplify the design.
Removed window and door muntins on side and rear elevations.	To install architectural wooden shutters.
Revised elliptical window above french doors.	To add crown molding on the interior of the unit.

Revised balcony railing to balustrade style rail.	To vary the architectural elements and to unify the cast stone column with the railing and other cast stone applications.
---	---

Mr. Frank said that collectively the changes were beginning to generate a facade that he felt was different from what was approved. He said that some of the changes were client driven such as removing the muntins and some changes were design driven such as ½ rounds on the window that could not be implemented because of the structure above it. He said this is a case where a few changes, turned into more than a few changes.

Mr. Lang said that Mr. Frank contacted several of the ARCOM members and asked them to visit the site for a possible staff approval. He said it took about 30 days to decide to put the revisions on the agenda.

Mr. Deziel had many objections to the changes. He referred to the elliptical windows and said that an architect should be able to design something that can be built, it should not be discovered in the field that they can't build ½ round windows which were shown on the drawings. He said the changes were not for the better and it is a terrible precedent to let this many changes happen in the field and there was no excuse for changing the garage door.

Property Owner George Straus addressed the Commission and said they could not get a car in the left side garage because of the column that was dividng the two garage doors. He said that most of the changes cannot be seen from the street.

Mr. Schuler suggested that they meet with Mr. Frank to determine what changes were staff approved, to decide what changes were made that cannot be corrected and submit on a new set of drawings for the Commission to review at the next meeting.

Mr. Straub said Mr. Frank told him he did see a lot of changes, but the plans were never brought in to be stamped.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT CHANGES THAT WERE NOT STAFF APPROVED TO THE APRIL MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

306/314 Chilian Avenue, Zack Ciomek, Pandula Architects, roof material change to brown "S" Altousa clay tile.

Architect Eugene Pandula said the client would like to install brown high profile "Altousa" clay roofing material in place of the approved three color blend of clay barrel tile.

MOTION BY MR. DEZIEL TO DENY THE REQUEST FOR ROOFING MATERIAL CHANGE.

MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

MR. DEZIEL	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MRS. FROST-GOLINO	YES
MR. ADAMS	YES
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 6-1.

VIII. OTHER BUSINESS

Diane Poli, Vice-President of Whittmann Builders presented a front elevation drawing of the proposed new residence at 333 Eden Road. She said the double windows on either side of the front door looked unbalanced and they propose bay windows on either side of the front door.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. DEZIEL .

MOTION CARRIED UNANIMOUSLY.

Mr. Frank asked to have the deadline date for the deferred projects one week before the next scheduled ARCOM meeting as there have been problems with the Monday before deadline.

MOTION BY MR. DEZIEL TO CHANGE THE DEADLINE TO ONE WEEK BEFORE THE NEXT SCHEDULED ARCOM MEETING FOR DEFERRED PROJECTS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

The next scheduled ARCOM meeting is Wednesday April 28, 1999.

IX. ADJOURNMENT

MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 4:45 P.M.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.